

Town of Fremont NH
ZONING ORDINANCE AMENDMENTS
Chronology of Adoptions and Changes
Ordinance Adopted 1947

ARTICLE III

Section E-3

2008 - Replaced and renumbered XIX

Section I - non-conforming uses

2002 - Replaced in entirety

Sections 5 & 6

1971 Definition - Trailer camps and Mobile Homes

Section 5

2002 - Replaced in entirety

ARTICLE IV

Section 1

1971 - Property street setback to 30'; side and rear setbacks to 20' amend to delete "or a distance no nearer the front property line than the average distance of existing properties for five hundred feet, in either direction along and on the same side of said street, but shall be set back at least ten feet in any case:"

1974 - Modify by adding provisions for multi-family dwellings

1987 - Modify by changing street setback from 30' to 50'; side and rear setbacks from 20' to 30'

Section 2

1971 - Property frontage from 100' to 150'

1974 - Modify by adding provisions for multi-family dwellings

1979 - Delete "lakes, ponds & rivers "and "shoreline"

1985 - Add" no lot shall be less than 100' and shall have no less than 4 lot lines"

1987 - Change property frontage from 150' to 200'

2004 - Amend to include contiguous frontage

Section 3

1971 Adopted new - Minimum lot area to one (1) acre

1974 - Modify by adding provisions for multi-family dwellings

1987 - Change minimum lot area from one (1) acre to two (2) acres and

Sections 4, 5 & 6 (now 4 & 5) parking and occupied percentage of building lot

Section 4

2005 This section removed. Left as vacant instead of renumbering

Section 7 (now 6) definition of buildable area

1975 - Adopted new - 3/4 acre contiguous dry

1985 - Amended to omit "wetlands as described in this zoning ordinance are excluded as buildable land"

1987 - Changed to "1 acre contiguous dry"

Sections 5A & B - building practices and materials

1993 - Removed

Section 8 (now 7)

1995 - Adopted new

1987 - Amended to conform to two (2) acre lot size

Section 9 (now 8) Sanitary systems

1985 - Adopted new (20' septic to property line, 100' septic to well and 100' septic to wetlands)

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1993 - Change "to require the presence of a certified soil scientist or other approved official during excavation of test pits and/or percolation tests that will certify all results with his seal and/or signature"

Section 9 (grandfather clause)

1987 - Adopted new

Section 10

1998 - Adopted new (defined multi-family units and the need for Site Plan Review)

ARTICLE IV-A

1975 - Adopted new - number of allowed building permits

1992 - Removed

2006 - Adopted new - In-Law Accessory Apartments

2012 - Amended: Section G = Delete "and shall be at ground level"

Section H = Delete entire section (conform to type B construction)

ARTICLE V

1974 - Clarification of building construction requirements

Section 1

1987 - Adopted new - section I (BOCA Code)

1992 - Amend to "most current Boca Code"

2004 - Amended to the 2000 edition of the ICC Codes

2007 - Amended to "All dwellings and structures shall meet the requirements in the New Hampshire State Building Code". And delete Fremont Zoning Article V Section 10 as it would be included in the amended Section 1.

Section 2

1971 - Amended from "400 sq. ft." to "600 sq. ft. inside measurement and 150 sq. ft. per occupant"

Section 9 (now 3)

1974 - Adopted new (building height) 2 1/2 stories and 35'

Section 4

1994 - Added "all new building lots with occupied dwellings and buildings to have a State approved septic system"

Section 10 (now 6)

1974 - Adopted new (size on Multi-family dwellings)

1979 - Added "single or"

Section 8

1994 - Changed to exempt accessory buildings from building permits

Section 11 (now 9)

1974 - Adopted requirement for conversion of existing structures to multi-family dwellings

1979 - Added "single or"

Section 10

1987 - Adopted new (Life Safety Code)

2004 - Adopted Life Safety Code in accordance with NFPA Section 101 - 2000 Edition

2007 - Removed (now included in section 1)

ARTICLE V-A

1992 - Added "*The Planning Board will regulate all gravel operations in accordance with the excavation regulations adopted by the Planning Board and the most current State regulations (RSA 155-E or most current)*"

Section 1

1994 - Change the reference from "gravel" regulation to "*excavation*" regulation

ARTICLE VI

Section 1

2004 - Added "*or designee*" after Board of Selectmen

Section 2

2004 - Added "*or designee*" after Board of Selectmen

Section 3

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Section 4

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ARTICLE VII

Section hV

1995 - Amended from "four" to "three" members

ARTICLE VIII

Section 3

2003 - Change fine from \$10.00 per day to \$275.00 per day

2007 - Modify by changing to "shall be subject to RSA 676:17"

ARTICLE IX (Watershed)

1985 - Adopted new including sections A through G (excluding F-4)

Section C-1

1998 - Amended the definition of wetland

2005 - Amended the definition of wetland

Section C-2-c

2005 - Amended the definition of Watershed Protection Area

Section C-2-d

2000 - Adopted new

2004 - Increased wetland setbacks where slopes exceed 12%

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2003 - Adopted new (definition of prime wetlands)

Section F-3

1988 - Amended to strike "~~watershed~~ and" so the ordinance reads "Wetlands area shall not be used to satisfy the minimum lot area and setback requirements, but may be included in total lot area" .

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2003 - Adopted new - designation of Spruce Swamp as a prime wetland

2008 - Amended to add "*and other designated wetland systems*"

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2003 - Formerly known as Section G (no change, just renumbered due to addition of Prime Wetland designation as Section G)

ARTICLE X

1988 - Adopted new - Floodplain Development Ordinance

1993 - Amended to become Article XII and insert the previously adopted floodplain ordinance as Article X with revisions to wording pertinent to Fremont.

2005 - Second paragraph changed to update FEMA maps Flood Insurance Study for Rockingham County, making maps effective date May 17, 2005.

2000 - Amended to add new **Item 11-F C- 1**

ARTICLE XI (Aquifer)

1988 - Adopted new - Aquifer Protection District including A through H

Section D 1

2005 - Updated Map to Fremont Water Resources Map 2004

2008 - Section E-1: Amended to: *The minimum lot size within the Aquifer Protection District shall be 3 acres. Lots containing up to 4 units shall contain an additional 18,000 square feet per unit. Lots containing 5 or more units shall contain an additional 30,000 square feet per unit. No lot shall have more than one residential structure regardless of the number of dwelling units.*

(See also Article IX Section F, See also Article XI, Section E-6)

Section 1-A Setback requirements shall be those as defined by Article IV Section 1

Section 1-B. Lot frontage requirements shall be those as defined by Article IV Section 2.

1994 - **Section E (4) (C)** - Added new

2012 - Section E;4 (d)- Amended to add "*except for propane and natural gas*".

ARTICLE XIII

1998 - Added new (Interim Growth Control Ordinance)

1999 - Adopted replacement (Growth Management and Innovative Land Use Control Ordinance)

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2004 - Removed Growth Management Ordinance and rename as Reserved
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2005 - Amended to clarify the number of housing units that can be approve

ARTICLE XVII (Preliminary Design Review)

2007 - Adopted new

ARTICLE XVIII

(Zoning District Map/Zoning District Ordinance/Open Space Preservation Development/Home Occupation)

2007 - Adopted new

ARTICLE XIX

2008 - Adopted new section; amended and replaced Article III Section 3 - Signs

2012 - Section 1.3-C - Amended by adding "*and do not exceed six (6) square feet in size*".

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(Zoning District Map/Zoning District Ordinance/Open Space Preservation Development/Home Occupation)

2007 – Adopted new

2013 – Amended the Zoning District Map to:

- Exclude from the Corporate Commercial District Map 5 Lots 36 & 37
- Where a property falls within the Village District, Corporate Commercial District or the Commercial Highway District and is also located on a red road which is zoned Flexible Use Residential, the applicable zoning regulations will be that of Village District, Corporate Commercial District or the Commercial Highway District.
- Remove Shirkin Road west of Beede Hill Road from the list of Red Roads which are zoned Flexible Use Residential.

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